

Elderly (62+) Project-Based Voucher Waiting List FAQs



What is the Housing Choice Voucher Program?

The HADC's Housing Choice Voucher Program, commonly known as Section 8, is a federal program that provides rental assistance to eligible low-income households through tenant-based and project-based vouchers.

Is the Housing Choice Voucher Program Waiting List open?

HADC Housing Choice Voucher Tenant-Based and Project-Based Waiting Lists are closed to new applicants. **HADC will open our "Elderly" (62+) Project-Based Housing Choice Voucher (PBV) Waiting List for online pre-applications beginning Tuesday, September 29, 2015.**

What is a Project-Based Voucher (PBV)?

Project-Based Vouchers provide rental assistance that is tied to a specific unit in a property contracted with the Housing Authority. The Housing Authority pays a portion of contracted rent in the form of a housing assistance payment to the owner on behalf of the Participant. The Participant pays the remaining rent, an amount that is roughly equivalent to 30% of their monthly income, and utility expenses.

What are the eligibility requirements to submit a pre-application for the "Elderly" (62+) Project-Based Waiting List?

To be eligible, all members of your household must be 62 years of age or older. Eligible pre-applicants will be placed on the "Elderly" PBV Waiting List in the order of date and time completed.

Is there a preference given to DeKalb County residents?

Yes. The HADC gives preference to residents who live or work in DeKalb County over those who do not. For example, if you live out of state and are #1 on the Waiting List, you will not be offered housing before someone who is already a resident of DeKalb County. If you move to or begin working in DeKalb County, make sure you update your application through the applicant portal to receive the preference.



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If I am currently on a Waiting List, how does the new list affect my status?

It does not. If you were on the HADC Tenant-Based Waiting List prior to the new waitlist opening, you will not lose your current position on the that waitlist.

What are the HADC's PBV Elderly Community options?

HADC currently maintains PBV Housing Assistance Payment (HAP) Contracts with 13 different communities in DeKalb County. HADC will be adding two new Elderly Communities with **immediate vacancies** between October, 2015 and January, 2016, They are **The View** in Stone Mountain, Ga. and **Reserve at Mills Creek** in Scottdale, Ga.

In your pre-application, you will be required to select at least one or more of the available elderly community options and/or "first-available unit". **A listing of PBV Elderly Community (62+) options can be viewed on our website or [LINK HERE](#).**

www.dekalbhousing.org/housing-program/elderly-communities.php

What should I do if I do not receive a confirmation email when submitting a pre-application?

If you do not receive a confirmation email notifying after submitting a pre-application, please check your email account to see if it was placed in your junk folder. If you did not receive an email, you can contact us by email at waitinglist@dekalbhousing.org or call 404-270-2500.

If selected for the Elderly PBV Waiting List, how can I check my status?

Applicants who have been selected for the Elderly PBV Waiting List can check their status by calling our automated Wait List Line at 404-378-0842. *You will be required to reference the applicant identification number provided in the email notification informing you that you were selected for a waiting list.*

Applicants on the waiting list can access our **Applicant Portal** link on our website to update the contact information you submitted in the pre-application. The user ID and password for the Applicant Portal is the same one used when submitting your pre-application. *Applicants on the waiting list will be required to visit the Applicant Portal at least once a year to verify their contact information.*

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If selected for a Waiting List, do I automatically qualify for housing?

No. If selected, you will be contacted by mail for eligibility screening once your name gets to the top of the list. This screening process will determine if you meet the basic eligibility requirements of the program, including age, income, rental history, criminal background, and credit check.

What are the income limit requirements to be eligible for a Project-Based Voucher?

In order to qualify for a Project-Based Voucher, your household income must not exceed the very low (50%) average median income (AMI) for DeKalb County as determined by HUD annually. The current HUD Income Limits for DeKalb County are listed below:

2015 HUD INCOME LIMITS

<u>Number in Household</u>	<u>50% AMI</u>
1	\$23,900
2	\$27,300
3	\$30,700

If selected for the Waiting List, when will I receive housing assistance?

As housing assistance becomes available, the HADC will contact you by mail for an eligibility screening appointment. The screening process will determine if you meet the basic eligibility requirements to qualify for the program. If you meet the program requirements, you will receive your project-based voucher.

For more information about the HADC's Housing Programs, please [LINK HERE](#).

